



Sunset Cove Homeowners Association, Inc.
 Board Meeting Minutes – June 15th, 2023
 Meeting held via Zoom

- 1) Board Meeting called to Order 7:02pm
 - a. Walt, George, Mac, Nancy, Felicia, Andre, and Vince present. Quorum is certified.
 - b. Lee and of Oasis Community Management present
- 2) May minutes approved – Walt motions, Mac seconds.
 - a. George – Abstain
 - b. Nancy - Yes
 - c. Andre - Yes
 - d. Vince - Yes
 - e. Felicia - Yes
- 3) CD Rate Discussion – Bill Elmore

Offer Sheet															OPPENHEIMER	
June 15, 2023																
1	2	3	4	5	6	7	8	9	10	Call Features			13	14	15	
City	Cusip	Ratings	Issue	Coupon	Maturity	Price	Settle	YTW	YTM	11	12	13	14	15		
(000)		Moody's S&P		Pays						Next Call	Next Call	Accrued	Principal	Net Amount		
		FDIC #								Date	Price	Interest				
250	90354KCK2	6548	U S BK NATL ASSN PRIMARY Conditional Puts - Death of holder	5.250%	12/22/2023	\$100.000	06/22/2023	5.250%	5.250%			\$0.00	\$250,000.00	\$250,000.00		
250	61690DAF5	30982	MORGAN STANLEY BK N A PRIMARY Conditional Puts - Death of holder	5.250%	06/20/2024	\$100.000	06/21/2023	5.250%	5.250%			\$0.00	\$250,000.00	\$250,000.00		
250	02007QZ55	57803	ALLY BANK PRIMARY Conditional Puts - Death of holder	5.150%	12/23/2024	\$100.000	06/22/2023	5.150%	5.150%			\$0.00	\$250,000.00	\$250,000.00		
Weighted Averages and				5.217%	1.82	\$100.000		5.217%	5.217%			\$0.00	\$750,000.00	\$750,000.00		
				Avg	Avg Yrs	Avg		Avg	Avg			Total	Total	Total		
				Coupon	Maturity	Price		YTW	YTM			Accrued	Principal	Investment		
												Interest				

(*) Floating/variable rate - (c) Yield to Call - (g) Yield to Par Call - (w) Yield to Middle Call - (u) Yield to Put - (8e) Discount Yield - (y) Pre-Refund - (j) Mandatory Put - (v) Called in Full

- a.
 - b. Walking through options and suggestions for a portion of HOAs funds to earn interest.
 - c. Questions
 - i. We pick the term. It would be best for us to stagger.
 - ii. The rate you buy in at is the rate you lock in for that term.
 - iii. Fees are small depending on the broker.
 - d. We will discuss later in the evening.
- 4) Landscape
- a. David Ogg is present to answer questions.
 - i. Weeds

 - 1.
 2. Broadleaf is the most prevalent.
 - ii. Suggestion for the safety of the community is to spot treat in the winter.
 - iii. Other options will be dangerous potentially to the community and its inhabitants.
 - b. Open forum with David
 - i. Mac asks about over the shelf treatment he might be interested.
 - ii. These treatments should sit for 4 hours.
 - iii. Over seeding with St Augustine isn't possible. Resod is the most common option to expand footprint.
 - iv. Weeds regardless of Resodding effort remain in the soil.
 - c. Scott E. Simmons



- i. Scott is asking about the Oak in front of his property.
 - ii. These trees were placed here, and the conditions were different.
 - d. George
 - i. Questions about root management.
 - 1. Root prune is the most successful option.
 - ii. Crown reduction is done by 30%
 - e. David left at 8pm
- 5) Financial Report
 - a. Great Financial Standing
 - b. Delinquencies with dues
 - c. Nancy makes the Motion to approve financials, Mac seconds.
 - i. Felicia – Yes
 - ii. George - No
 - iii. Andre – Yes
 - iv. Walt - Yes
 - v. Vince - Yes
- 6) Revitalization Update
 - a. DEO received the submission, and we are evaluated.
 - b. Timeline for decision is 30 – 60 days generally.
- 7) Security Update
 - a. Ashley will not be returning.
 - b. A guard gate board was affected by the storm.
 - c. No concerns or complaints
 - d. Discussion about the Vertilink system
 - i. Lee to send SMS about the Vertilink login page.
 - ii. Lee and Vince to find a time to create a video.
- 8) Lake Erosion Discussion
 - a. 2 quotes have been sent to the board.
 - i. 3rd is coming soon.
 - b. Lee described different options that are provided.
 - i. Pros and Cons on both
 - c. Discussion to come once the 3rd quote is given.
 - d. Top of mind for the board
 - e. George asks legal opinion about the lake. Felicia agrees once we have all the quotes
 - f. Vince suggests its past his bedtime at 8:34pm
- 9) New Dog Stations Maintenance
 - a. Cleaning Maintenance is moving to a new group.
 - b. Coming in twice a week.
 - c. Same costs
- 10) Master Update
 - a. Tom Lawrence Presenting
 - i. Master is holding the city accountable no decision yet, seems positive.
 - b. Seeking bids for various landscaping groups
- 11) Comments about Bulk Pickup

Sunset Cove Homeowners Association, Inc.

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- a. Propane tanks left in 5th street pile
 - b. Glass a debris need to be cleaned up.
- 12) Community Forum
- a. Scott E. Simmons
 - i. Would like to seek resolution regarding his tree.
 1. Board agrees to continue to discuss after the decision to not allow removal of the tree.
- 13) Nancy motions for adjournment, Walt seconds
- a. Felicia – Yes
 - b. George – Yes and feels that every tree might be taken down as a result of Scott’s request
 - c. Andre – Yes
 - d. Vince – Yes
 - e. Mac – Yes

Adjourned at 8:39 pm